

**CITY OF DELAFIELD**  
**(262) 646-6220**  
**Plan Commission Meeting Agenda**  
**Wednesday, April 26, 2017**  
**7:00 p.m.**

**THIS MEETING HAS BEEN CANCELLED DUE  
TO LACK OF A QUORUM  
ALL ITEMS WILL BE ADDRESSED AT THE MAY 31, 2017 MEETING**

**\*\*CITY HALL COMMON COUNCIL CHAMBERS\*\***  
**500 Genesee Street, Delafield, WI 53018**

**PUBLIC HEARING #1:** Amended Conditional Use Permit for an Existing Cell Tower  
**TAX KEY/ADDRESS:** DELC 0801.999.009 1785 Golf Road, Delafield  
**OWNER:** Nagawaukee Square LLC  
**APPLICANT:** Phase One Consulting  
**MATTER:** Applicant seeks an amended Conditional Use to extend the height of the cell tower from 50' to 75' height, and to add a ground-mounted generator and equipment cabinets.

**PUBLIC HEARING #2:** Zoning Ordinance Text Amendment  
**OWNER/APPLICANT:** City of Delafield  
**MATTER:** The City seeks to repeal and recreate Chapter 17, Section 22, relating to allowed boathouse size and location.

Call Plan Commission Meeting to Order.  
Pledge of Allegiance.  
Roll Call.

1. Approve Plan Commission meeting minutes of [March 29, 2017](#) meeting
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda
3. Consent Agenda - *Recommended approvals in accordance with the staff report. Items listed under the Consent Agenda are considered in one motion in accordance with the Staff Report unless a Plan Commission member or staff member requests that an item be removed from the Consent Agenda.*
  - a. **DELC 0787.074, 814 Genesee Street, Delafield. Owner: Michael Graf Applicant: Lynn Charlevoix.** Applicant seeks approval of a Business Plan of Operation to operate a pet grooming business for StyLynn Pets, LLC. Hours of Operation are Weekdays 7:30 A.M. to 4:00 P.M., Saturdays 8:00 A.M. to 1:00 P.M., with one full-time employee.
  - b. **DELC 0736.988.001, Campbell Trace and Hwy 83, Hartland. Owner: CELA Holdings, LLC. Applicant: Steven Kubasa and Suzanne Dauer.** Applicant seeks approval of a Temporary Business Plan of Operation for a corn stand. Hours of Operation will be 8:00 A.M. to 7:00 P.M. all days of the week. July 1 to September 30, 2017.
  - c. **DELC 0807.978.008 and DELC 0807.978.010, 350 Austin Circle, Delafield. Owner: Purple Dog Real Estate Investments, LLC. Applicant: 5 Alarm Fire and Safety LLC.** Applicant seeks approval of a Temporary Business Plan for their annual vehicle extraction school. Hours of Operation will be 7:00 A.M. to 7:00 P.M.

4. Unfinished Business. None
5. New Business
  - a. **SUMT 0672.999.004, 1382 Waterville Road, Summit. Owner: Tree Ridge LLC. Applicant: Lake Country Engineering.** Applicant seeks preliminary input regarding infrastructure linkage to Evelyn Avenue.
  - b. **DELC 0807.985.005, 3635 Kettle Court East, Delafield. Owner: KB Investments LLC. Applicant: Design 2 Construct.** Applicant seeks approval of a building Development Plan and Architecture.
  - c. **DELC 0801.999.009 1785 Golf Road, Delafield. Owner: Nagawaukee Square LLC. Applicant: Phase One Consulting.** Applicant seeks an amended Conditional Use to extend the height of the cell tower from 50' to 75' height, and to add a ground-mounted generator and equipment cabinets, and recommend to the Common Council of the same.
  - d. **DELC 0798.974.002, 1104 Kenora Drive, Delafield. Owner/Applicant: Behrend Property LLC.** Applicant seeks preliminary feedback regarding alteration to an existing Planned Development boundary.
6. Zoning and Ordinance Revision
  - a. **Zoning Ordinance Text Amendment, 17.22(7), 17.22(9), and 17.22(12)**  
Text amendments relate to the size and location governing allowable boathouses, recommend to the Common Council of the same.
7. Reports of City Officials
  - a. Clerk
    1. Plan Commission Meeting Dates & Deadlines
      - a. May 31, 2017; next meeting.
      - b. May 16, 2017; submittal deadline.
      - c. May 1, 2017; Public Hearing submittal deadline.
    2. Correspondence. None
  - b. Planner
  - c. Building Inspector
8. Adjournment

Persons requiring an interpreter or other assistance should contact the City Clerk-Treasurer's office 72 hours prior to the meeting. Notice is hereby given that a majority of the Common Council or any other board, commission or committee may be present at the meeting of the Plan Commission scheduled the last Wednesday of the month, April 26, 2017, to gather information about a subject in which they are interested. This constitutes a meeting of the Common Council and any other board, commission or committee pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 2d 408 (1993), and must be noticed as such, although said boards, commissions or committees will not take any formal action at this meeting.